

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
June 30, 2003

PRESENT: Tom Cowan, Chair
Don Hoefler
Mark Decker
Andy Kelkenberg
Christine Falkowski, Planning Board Clerk

The meeting was called to order by Tom Cowan at 7:30 PM.

Minor Subdivision Application – one lot on Steiner Road owned by John & Dottie Routledge

We should have a survey of the proposed 225 x 925 lot. A 66' strip of land owned by the Railroad runs through the center of the original parcel, and they would like the Routledge's to purchase it at a too high price. Tom motioned to approve the subdivision, pending receipt of the survey, seconded by Don and all approved.

Minor Subdivision Application – one lot on Keller Road owned by Gordon Kelkenberg

Lot size is 150 x 997. There is a brine line 4' deep and 30' from the road. A driveway can be put over it, but a permanent structure cannot be built on it. Mark motioned to approve the subdivision, seconded by Andy and all approved.

Preliminary Concept Plan – Michael Schmidt – 90 acres between Clarence Center and Keller Roads

This is Michael Schmidt's second meeting. He presented another concept for subdividing into four lots whereby "Lot #2" (per drawing) would be the only lot crossing the bike path. The search would have to indicate exception of the bike path. A home should be built only on the south side of the bike path, but how to enforce? An old farm building has rights to cross the bike path. "Lot #1" includes Beeman's Creek (Federal/State wetlands), and may require an easement with the Town for access to clean the ditch at the creek. Mr. Schmidt plans to build a home fronting on Keller Road, which has approximately 60 – 66' frontage. He stated the bank would only mortgage five acres. If Mr. Schmidt has the estimated 60 – 66' frontage per his survey, we will recommend variance approval to the Zoning Board.

Minor Subdivision Application – 2 lots on Cedar Street owned by Dick Campbell

Ledge Creek runs through the property, which is partially wetlands/floodplain. Permission to clean the ditch at the creek was given to Gary Fogal some years ago; was it a recorded easement? We will recommend the Highway Dept. attempt to research this. The proposed Town-Wide Drainage District would void the need for this. Niagara Mohawk owns the power lines to the east. Dick does not want to survey the corner lot at Kirby and Cedar until he sells it. If he splits it into three lots, the total would become five for this parcel. Mark motioned to approve the subdivision upon receipt of \$625 and waiving the survey for the second lot, seconded by Andy and all approved.

Minutes Review

Don motioned to approve the minutes from the June 16th meeting, seconded by Mark and all approved.

Zoning Report Review

The Zoning Report was reviewed and discussed.

UNFINISHED

- ❑ Sign Ordinance – revised final copy was distributed. Copies will be mailed to absentee members. All members are asked to give a final review for recommendation at the next meeting.
- ❑ Subdivision Ordinance – we need permission in writing from the Town Board to proceed with researching how other towns handle "flag lots".
- ❑ Utley Road Major Subdivision – pending stormwater management remedy
- ❑ Moratorium/Overlay Zone – A presentation by Drew Reilly of Wendel Duchescherer may be made at the next meeting.

The next and only meeting in July will be held on July 21st. Mark motioned to adjourn the meeting at 9:05 PM, seconded by Don and all approved.

Respectfully submitted by,
Christine Falkowski, Recording Secretary